

<b>R-8</b>	<b>PERMITTED USES</b>		
		<b>Principal Uses</b>	<b>Accessory Uses</b>
<p><b>Residential R-8</b> This district is intended as a residential area that permits a mix of housing types at 8 dwelling units per gross acre.</p> <p>This district is intended for those areas of the City that are developed at this density; or are preferably developed at this density because of factors such as vehicular access, topography, flood hazard, landslide hazard, and landslide hazard.</p>	<ol style="list-style-type: none"> <li>1. Single family housing. <b>(NOTE: Fort Grounds &amp; Pine Grove only</b> – a single family only designation applies to the majority of the area; duplexes are not permitted. ADU's are a permitted use (see attached map).</li> <li>2. Duplex housing.</li> <li>3. Home Occupations, as defined in Sec. 17.06.705.</li> <li>4. Essential services (underground).</li> <li>5. Civic administrative offices.</li> <li>6. Neighborhood recreation.</li> <li>7. Public recreation.</li> </ol>	<ol style="list-style-type: none"> <li>1. Carport, garage and storage structures (attached or detached).</li> <li>2. Private recreation facility (enclosed or unenclosed).</li> <li>3. Accessory dwelling unit (ADU).</li> </ol>	<ol style="list-style-type: none"> <li>1. Boarding house.</li> <li>2. Child care facility.</li> <li>3. Community assembly.</li> <li>4. Community education.</li> <li>5. Community organization.</li> <li>6. Convenience sales.</li> <li>7. Essential service (above ground).</li> <li>8. Handicapped or minimal care facility.</li> <li>9. Juvenile offender facility.</li> <li>10. Noncommercial kennel.</li> <li>11. Religious assembly.</li> <li>12. Restriction to single family.</li> <li>13. Group dwelling.</li> <li>14. 2 units per gross acre density increase.</li> <li>15. Bed &amp; breakfast facilities.</li> </ol>
<b>SITE PERFORMANCE STANDARDS</b>			
<b>Height</b>	<b>Minimum Lot</b>	<b>Minimum Yard</b>	
<b>Principal Structure</b>	<b>Single Family &amp; Duplex</b>	<b>Single Family &amp; Duplex</b>	
<p>32 feet (2 1/2 stories) an additional story may be permitted on hillside lots that slope down from the street (see Sec. 17.06.330). 32 feet pocket residential <b>detached carports &amp; garages &amp; other accessory structures</b> with low slope roof (&lt;2 1/2: 12): 14 feet. With high slope roof (&gt; 2 1/2: 12): 18 feet.</p> <p><b>Other non-residential structures:</b> 45 feet.</p>	<p><b>5,500 sq. ft.</b> per dwelling unit.</p> <p>All buildable lots must have <b>50 feet</b> of frontage on a public street, unless alternative is approved by the City through the normal subdivision procedure (i.e. cul d'sac and flag lots) or, unless the lot is a valid nonconforming lot.</p>	<p><b>Front:</b> 20 feet from property line. <b>Side, interior</b> (with alley): 5 feet. <b>Side, interior</b> (with no alley): one side 10 ft., the other side 5 ft. <b>Side, street:</b> 10 feet however, garages that access streets must be 20 ft. from property line. <b>Rear:</b> 25 feet -- 12 1/2 ft. if adjacent to public open space.</p>	<p>Non-residential activities have side yard setbacks of 25'.</p>

Landscaping	Fences	Other
<p>Single family &amp; duplex: All front yards shall be landscaped.</p> <p>Street tree plantings may be required (see street tree list -- available from the Urban Forestry Coordinator).</p>	<p>Front yard area: 4 feet side &amp; rear yard area: 6 feet All fences must be on or within the property lines.</p> <p>Corner lots must comply with clear view triangle.</p> <p>Higher fence height for sport courts may be granted by Special Use Permit (sport court).</p>	<p>As a general rule, 5 foot sidewalks with a 5 foot "tree lawn" are required with new construction.</p> <p><b>Parking, single family &amp; duplex:</b> 2 paved off-street spaces for each unit.</p>

**EXAMPLE: FORT GROUND AREA WHERE SINGLE-FAMILY ONLY DESIGNATION APPLIES**

